



*"Small Town Atmosphere
Outstanding Quality of Life"*

August 24, 2017

REQUEST FOR PROPOSAL - VILLAGE THEATRE PARKING LOT IMPROVEMENTS, CIP B-597

ADDENDUM #1

PLEASE NOTE:

The following questions and responses are being presented as an addendum to the Request for Proposal – Village Theatre Parking Lot Improvements, CIP B-597:

1. QUESTION:	What is the use history of the buildings to be razed? We understand one of the past uses may have been a crematorium.
ANSWER:	The most recent tenant used the building as a law office for over 30 years. Any use of the building before then is unknown.
2. QUESTION:	Is it possible that any of the prior uses involved hazardous chemicals?
ANSWER:	No hazardous chemicals are expected other than those used in an office setting and construction materials for a building of this age (built in 1982).
3. QUESTION:	For the environmental work the RFP states the project is exempt from CEQA; however in the CIP sheet attached to the RFP is states there is a \$300,000 budget for environmental work. Please clarify if there is any environmental work to be done with the project.
ANSWER:	No environmental work is expected than what's outlined in the RFP.
4. QUESTION:	Will an arborist evaluation be necessary for some of the trees that will be impacted by the construction?
ANSWER:	Consultant shall assume that no arborist evaluation will be necessary as part of this project.
5. QUESTION:	Should the design consider any particular vehicles (fire truck, delivery trucks, garbage trucks) that would impact required turning radii?
ANSWER:	No.
6. QUESTION:	Are there any cultural resources known to exist on or adjacent to the site? We know the RFP is asking for a Cultural Resource Investigation – just checking to see if there are any known resources on the site.

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Maintenance
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Police
(925) 314-3410

Parks and Recreation
(925) 314-3400

ANSWER:	Although no known cultural resources have been found on or adjacent to the project site, archaeological remains have been discovered previously in the vicinity.
7. QUESTION:	For fire hydrants, will the fire district want any additional hydrants in/around the parking area that will require extension of any water mains?
ANSWER:	Not expected as part of this project.
8. QUESTION:	Does the Town anticipate that the design will incorporate new frontage improvements along Front Street?
ANSWER:	Not expected as part of this project.
9. QUESTION:	Will the Town want to include EV charging stations in the design?
ANSWER:	Yes. Consultant shall assume charging stations for 6 vehicles.
10. QUESTION:	Will the Town want any metered or kiosk/ticket parking in the parking lot?
ANSWER:	No.
11. QUESTION:	Does the Town have any existing building plans or improvement plans available for the existing improvements? In particular, showing the water, sewer, storm drain and any other underground utilities on the site.
ANSWER:	Not at this time. Staff continues to search for available on-site plans and will provide them to the consultant when/if available.
12. QUESTION:	Will pedestrian pathways be needed through the parking lot?
ANSWER:	Not expected as part of this project.
13. QUESTION:	Are the stakeholders in the area primarily the Town-owned Theatre and community meeting building? Will it include other businesses and restaurants in the general area?
ANSWER:	Consultant shall assume that stakeholders include only Town staff responsible for managing the Village Theatre and Town Hall at this time.
14. QUESTION:	Is the razing of the existing structures to be part of the design services, or will that be accomplished as part of a different contract?
ANSWER:	Razing of the existing structures is included as part of this design contract.

15. QUESTION:	Will the razing of the existing structures occur prior to the design of the parking improvements, during design of the parking improvements, or under the same contract as the parking improvements?
ANSWER:	Razing of the existing structures will occur under the same construction contract as the parking improvements.
16. QUESTION:	Will the town be providing a topographic survey for the project? It's not entirely clear if a full topographic survey is needed or just a supplement to one already performed.
ANSWER:	No. The consultant shall be responsible for obtaining topographic survey as appropriate to complete the design.
17. QUESTION:	Is there as-built drawing for any existing landscaping and irrigation?
ANSWER:	Not at this time. Staff continues to search for available on-site plans and will provide them to the consultant when/if available.